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Mr. W. E. Reynolds Commissioner of Public Buildings Public Buildings Service General Services Administration Washington 25, D. C.

Dear Mr. Reynolds:

I have proposed to the Bureau of the Budget that the Sentral Intelligence Agency desires that the Public Buildings Service oc struct certain permanent type baildings in Rosslyn, Virginia, in order to provide adequate space for CIA activities requiring nonoffice type buildings. The buildings to be constructed are gonerally described as follows:

(a) Printing Bailding: Brick and concrete construction, steel reinforced, consisting of two floors, containing a gross area of approximately 52,000 square feet, partitioned as required, and with adequate plumbing and electrical facilities.

Estimated Cost\$ 760,000

(b) Warehouse Building: Brick and concrete construction, steel reinforced, consisting of two floors of a gross area of approximately 15,000 square feet per floor, or a tetal of 30,000 square feet, with a 15-foot elegrance on the first floor and a 10 to 12-feet clearance on the second floor. Second floor to be partitioned as required for office and light storage purposes.

Estimated Cost \$ 360,000

(c) Engineering Building: Brick and concrete construction, consisting of two floors of approximately 16,000 square feet gross area, with a 15-foot clearance on the first floor and a 10 to 12-foot clearance on the second floor. Second floor to be partitioned as required for office and machine shop use.

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Estimated Cost \$ 50,000

(RAND TOTAL\$1,170,000

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The estimates on the buildings described under (a) and (b) above were obtained informally from representatives of the Public Suildings Service; and the estimated cost of the building described under (c) is a rough estimate, as this building was not contemplated at the time the other estimates were obtained from your agency.

It is proposed that these buildings be constructed on property now owned by . from whom a portion of the propert is now leased by CIA. Attached is a sketch outlining the proposed tentative locations of each of the buildings. Without the benefit of an actual survey, it is estimated that the land to be purchased would be approximately 107,760 square feet, at an estimated value of \$1.50. per square foot, or a total of \$161,640. It is intended that this property will be purchased from ______ by CIA by direct negotiation in secondance with the authority granted to the Director of Contral Intelligence in Section 10(a)(1) of the Central Intelligence arency Act of 1949. The site for the proposed construction was selected for the reason that, first, C.A now owns a cinder block building containing 20,000 square feet of floor area and approximately 378,000 maio feet of warehouse type space, which was constructed by the Office of Strategas Services in July, 1943, at a cost of approximately \$50,000. the building was constructed on leased land with the concurrence of it is estimated that the reproduction cost of this building would be approximately \$130,000 on the basis of present day costs of constructions Secondly, the selection of the site is a matter of convenience and it is particularly adaptable to meet CIA requirements. The third reason is that this land is served by a railroad siding serviced through the Potomac Yards in nearby Virginia, and this facility is essential for the receipt and dispatch of carload shipments of supplies and equipment.

It is, of course, realized that other sites could possibly be allowed but it is felt that reproduction costs of the Covernment-comed building would more than offset the saving involved in the purchase of other land. The land which it is intended will be purchased is unimproved with the exception of one small building which, because of its age and condition, should be resed. Insofar as it is known, does not intend to use this land for any other purposes, and it is expected that the construction of the proposed buildings would not in any way affect the enjoyment of use of the remaining portion of the land and improvements not included in this proposal.

My decision to propose this construction is justified by the present lack of adequate facilities for warehousing, printing and reproduction and the conducting of certain research and developing activities easential to the performance of certain GIA functions. In further justification, a complete review and examination indicates the cost of these buildings can be amortised over a period of less than ten years, and GIA will not then be constantly faced with the problem of making periodic readjustments to meet its ever-increasing need for the type of facilities included in the proposal.

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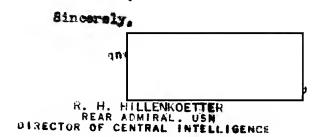
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I would appreciate your review of the proposal contained here is and an indication of your concurrence in the proposed construction is order that appropriate steps may be taken through your agency for the design and construction at the earliest possible date.

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cc: Signor's Chrono

Executive

Chief, Admin. Staff

Chief, Services Division

Chief, Services Division (2) Admin. Files

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